

richard  
james



**1 Freegard Close, Calne, SN11 8HX**

**Guide Price £395,000**



## IN A NUTSHELL

 **4**
 **1**
 **2**

Take a look at this stunning, turn-key detached family home situated in a cul-de-sac location enjoying a pleasant outlook to the front.

This home is located in the newly established Regent Park development, which benefits from being right on the door step of open country side, schools and a convenience store.


Internally, on the ground floor, there is an entrance hall, bright living room and a spacious modern kitchen/diner with French doors that open out to the rear garden. There is also a pantry cupboard, utility room and a cloakroom as well as an internal door into the garage.

To the first floor is a lovely family bathroom, four bedrooms, three of which are double in size with the master benefitting from an en-suite and built-in cupboard.

Externally, there is a generous sized, landscaped rear garden, driveway and garage. The cul-de-sac also benefits from having visitor parking bays. Gas central heating and double glazing. What more could you want?

Welcome Home...

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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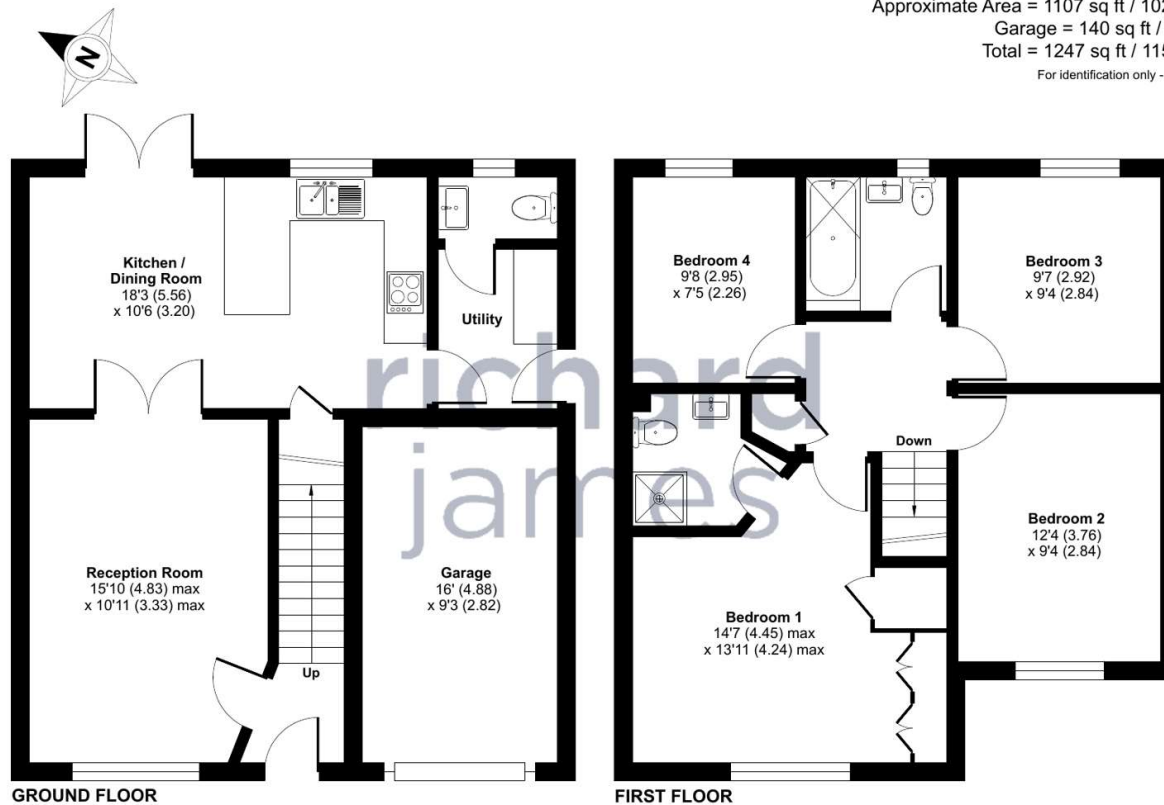
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Approximate Area = 1107 sq ft / 102.8 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1247 sq ft / 115.8 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Richard James. REF: 1054916

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